

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA**

**RESOLUTION & ORDER APPROVING MINOR AMENDMENT  
TO SPECIAL EXCEPTION**

**Whereas**, by Change of Zoning Application dated November 1, 2022 (Petition CZ 22-05), the Property Owner requested a rezoning of approximately 11.94 acres of real property described and depicted on **Exhibit “A”** (the “Property”) from the Neighborhood Commercial (C-2) Zoning District to the Moderately Intensive Commercial (C-3) Zoning District;

**Whereas**, the C-3 Zoning District allows a Travel Trailer Park by Special Exception;

**Whereas**, Sec. 50-1 of the County Land Development Code recognizes “travel trailers” in the definition of “*Recreational vehicle* means a recreational vehicle-type unit designed for temporary recreational, camping or travel use, as identified in F.S. ch. 320. These units include, without limitation, a travel trailer, camping trailer, truck camper, motor home, motor coach, van conversion, park trailer, and fifth-wheel trailer”, as such the County uses the term “travel trailer” park interchangeably with “recreational vehicle” park;

**Whereas**, by Special Exception Application dated November 1, 2022 (Petition SE 22-02) (the “Application”), the Applicant requested a Special Exception to allow a Travel Trailer (also referred to as a Recreational Vehicle) Park on the Property;

**Whereas**, Section 50-746 of the Levy County Code contains specific requirements for Travel Trailer (also referred to as Recreational Vehicle) Parks generally and Sections 50-796 through 823 set forth the special exception permit review process and requirements;

**Whereas**, on December 5, 2022, the Levy County Planning Commission conducted Public Hearings to consider Petition CZ 22-05 and Petition SE 22-02 and recommended approval of both Petitions to the Levy County Board of County Commissioners (the “Board”);

**Whereas**, on January 3, 2023, the Board conducted Public Hearings to consider both Petitions (CZ 22-05 and Petition SE 22-02) and after considering the Applications, the presentations and other materials supporting the applications from the Applicant/Property Owner and other parties in favor of/opposition to the Petition, the County Planning Staff report and the recommendation of the County Planning

Commission, the Board directed the drafting of a Rezoning Ordinance and an Order of Special Exception Approval with conditions for the Special Exception; and

**Whereas**, by email dated June 19, 2023, the Applicant's agent confirmed that the Applicant and Owner do not want to rezone the property from C-2 to C-3 in the event this Special Exception is denied; therefore, the Board first conducted a Public Hearing to consider the Special Exception Order and then to consider the Rezoning Ordinance No. 2023-7 on July 25, 2023;

**Whereas**, on July 25, 2023, Board adopted Rezoning Ordinance No. 2023-7 and issued an Order approving Petition SE22-02;

**Whereas**, on September 29, 2023, the prior owner, Marcia Dawn Fleming, conveyed the Property to Shankland & Associates, LLC in that certain instrument recorded at Official Records Book 1707, Page 58, of the Official Records of Levy County, Florida;

**Whereas**, on October 23, 2025, the Applicant wrote a cover letter to the Board of County Commissioners seeking a time extension for completion and submittal dates on the Special Exception Order dated July 25, 2023;

**Whereas**, on November 4, 2025, the Board considered the Applicant's letter seeking a time suggestion and suggested amendments.

**Whereas**, on November 6, 2025, the Applicant submitted a complete application for Minor Amendment to the Special Exception seeking an extension of Phase 1 completion of construction to December 31, 2026, and to Amend Phases 1 and 2 according to an amended site plan (SE22-02A);

**Whereas**, on December 23, 2025, the Board held a public hearing to consider Petition SE22-02A.

**NOW THEREFORE**, based on the testimony and evidence presented and received at the public hearings, the Board hereby issues the following Order:

**Order approving Petition SE22-02B to Amend its Special Exception Order dated May 5, 2026:**

**Section 1. Findings.** The Board finds that Petition SE22-02A satisfies all applicable requirements for approval set forth in Secs. 50-796 through 50-823 of the Land Development Code regarding Special Exceptions; and Sec. 50-746 of the Land Development Code regarding Travel Trailer Parks, subject to the requirements, limitations and conditions set forth in this Order.

**Section 2. Development Authorized; Development Review; Time Limitations; Repeal of Development Authorization.** Section 2 of the Special Exception

Order dated July 25, 2023, is hereby amended and replaced in its entirety as follows:

- A. Development Conditions Authorized. The maximum development authorized by this Order is:
1. 78 individual recreational vehicle sites, consisting of a mix of pull-through and back-in spaces;
  2. An Administration Building which use shall be limited for use as an administrative Office, Laundry, Bathrooms/Showers and a Multipurpose room, not to exceed 1,400 square feet of total building floor area;
  3. A Maintenance Building which use shall be limited to Maintenance, Storage and Emergency Generator, staff overnight quarters and breakroom, not to exceed 1,800 square feet of total building floor area;
  4. Outdoor Gazebo, not to exceed 1,200 square feet; and
  5. Associated necessary utility infrastructure, including solid waste facilities, stormwater drainage, potable water supply, and wastewater collection and treatment.

Conditions (1) through (5) are collectively referred to as the “Development.” The Development is conceptually depicted on the Crane Pond RV Resort Grading and Drainage Plan dated June 12, 2025 attached as Exhibit “B” (the “Grading and Drainage Plan”). The Grading and Drainage Plan describes the Development proceeding in two phases. Phase 1 consists of the entrance road and that portion of the Development lying on the east side of the entrance road as far south as the parking lot and around the northeastern border of the existing pond, which consists of the following: 19 individual recreation vehicle sites; the Administration Building; Associated solid waste facilities, potable water supply, and wastewater collection and treatment. Phase 2 consists of 59 individual recreational vehicle sites, the Maintenance Building, Outdoor Gazebo, and associated necessary utility infrastructure and including storm water drainage.

- B. Development Review. On or before the dates specified below, the Property Owner shall submit, to the County Planning and Zoning Office, a Final Site Plan (refer to the requirements in Sec. 50-775 of the Land Development Code) and construction drawings that depict that Phase of the Development in its final form in compliance with this Order. The County Zoning Official will coordinate review of the documents by each County department that has review authority over the Final Site Plan. The Property Owner shall address any comments/revisions made by County staff during this development review process. The following minor adjustments from the Concept Plan may be approved by the Zoning Official and reflected on the Final Site Plan: minor adjustments in the location of structures provided they are within the general area indicated on the Concept Plan; minor adjustments to the Development layout as necessary to preserve existing trees; and minor adjustments necessitated by Federal and State permits, if any. Upon finding that the Final Site Plan and construction plans are consistent with this Order, the County Comprehensive Plan and the County Code, the County Zoning Official will issue a Certificate of Zoning Compliance for that Phase. Thereafter, the Property

Owner may apply for building permit(s) and plan review by the County Development Department.

C. Time Limitations for Development Authorized are hereby amended as follows (words stricken are deleted, words underlined are added):

As to the Phase 1 Development, the Property Owner shall submit:

1. The Final Site Plan and construction drawings by June 30, 2024.
2. Construction must commence by December 31, 2024, as evidenced by issuance of a building permit.
3. Construction must be fully completed by December 31, 2026, as evidenced by a temporary certificate of completion.

As to the Phase 2 Development, the Property Owner shall submit:

- ~~1. The Final Site Plan and construction drawings by December 31, 2025~~
- ~~2.~~ 1. Construction must commence by December 31, 2026, as evidenced by issuance of a building permit, with final site plan and construction drawings.
- ~~3.~~ 2. Construction must be fully completed by December 31, 2027, as evidenced by a certificate of completion or occupancy.

D. Repeal of Development Authorization. If any one or more of the foregoing time limitations are not timely met or not extended by amendment described below, then the portion of this Order that relates to the Development authorized to proceed by that date will be rendered null and void and will stand repealed without further action of the Board. This automatic repeal shall not take effect in the event a building permit for either the Phase 1 Development or Phase 2 Development should expire due to lack of passing inspections. In such event, this Order shall continue in full force and effect so long as the Property Owner applies for and a new building permit prior to the expiration of the construction completion deadline dates.

**Section 3. Effect of Amendment; Binding Effect; Non-transferrable.** This Order Amending the Special Exception Order dated July 25, 2023, shall amend Special Exception order (SE 22-02A). All other Sections of the Special Exception Order dated July 25, 2023, shall remain in full force and effect as set forth therein, and there shall be no changes to the Order with the exception of those items specifically set forth in this Order or set forth in a future Amendment. This Order shall run with the land (the Property) and is enforceable, jointly and severally, against the Property Owner, its respective parent entities, subsidiary entities, agents, officers, successors and/or assigns. This Order is not transferable to any other property.

**Section 4. Effective Date; Recording.** The Amendment to the Special Exception granted herein shall become effective upon its approval by the Board of County Commissioners and rendition. No development orders, development permits, or land

uses dependent on this Order shall may be issued or commenced before it has become effective. Upon approval, the Clerk to the Board of County Commissioners is directed to record this approved Order in the Public Records of Levy County, Florida.

**DONE AND ORDERED**

LEVY COUNTY, FLORIDA

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Tim Hodge, Chair  
Board of County Commissioners

ATTEST:

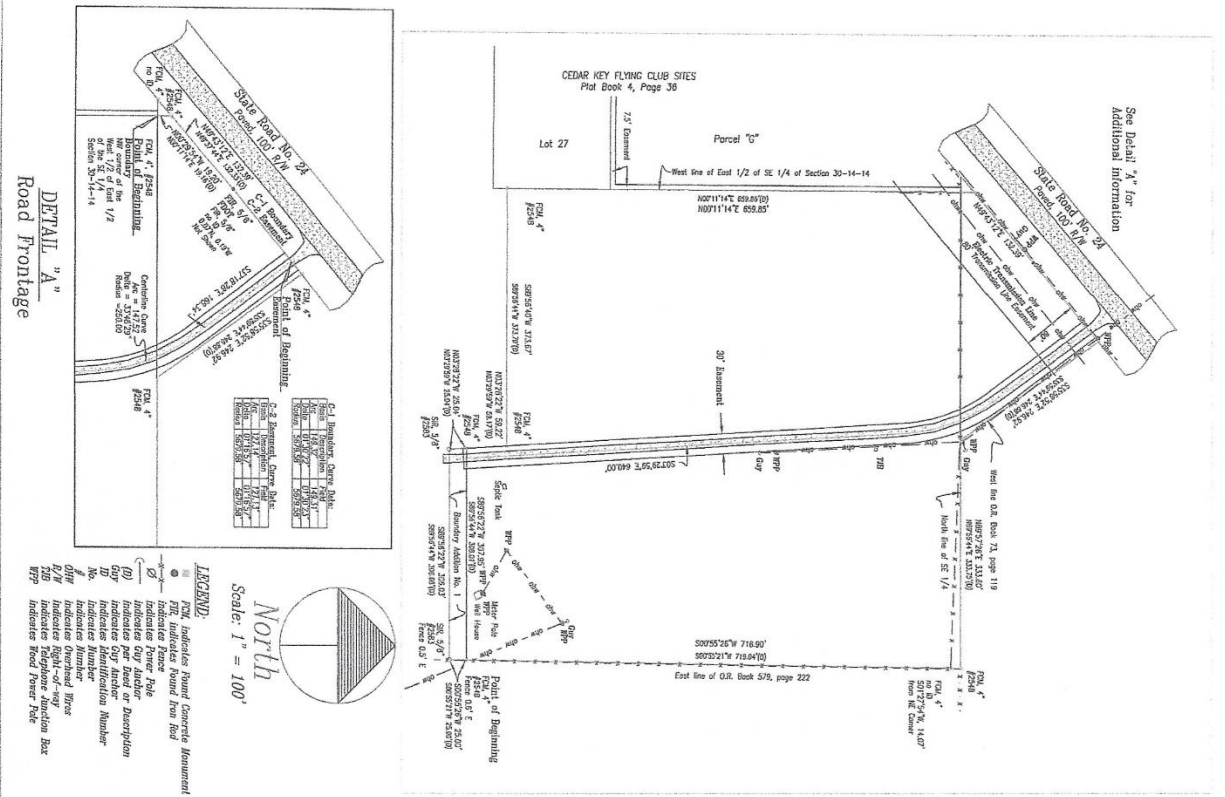
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Matt Brooks, Clerk of the Circuit Court  
and Ex Officio Clerk to the Board of  
County Commissioners

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

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Interim County Attorney



DETAIL "A"  
Road Frontage

See Detail "A" for Additional Information

Boundary Survey for  
**Amanda Shankland**  
In Section 30, Township 14 South, Range 14 East  
Ley County, Florida

Item 2

**DESCRIPTION:**  
Part of Section 30, Township 14 South, Range 14 East, Ley County, Florida, more particularly described as follows:  
Beginning at the Northwest Corner of the West 1/2 of the East 1/4 of said Section 30, as marked by a concrete monument #5548, thence N07°11'47" E, a distance of 191.6 feet to the south right-of-way (R/W) line of State Road 24; thence N07°27'42" E, along the said R/W line, 123.33 feet to the beginning of a curve concave to the southeast, having a radius of 697.58 feet and a central angle of 0°10'25"; thence northeasterly along the arc of said curve and the said R/W line, 149.32 feet; thence S89°58'44" E, along the west line of the land described in O.R. Book 70, Page 116, Ley County Records, a distance of 348.68 feet to the north line of the SE 1/4 of said Section 30; thence N89°56'44" E, along the said north line, 352.70 feet to the east line of the land described in O.R. Book 579, Page 222, Ley County Records, thence S00°58'21" W, along the said east line, 719.04 feet; thence S89°56'44" E, a distance of 304.01 feet; thence N07°29'59" W, a distance of 911.9 feet; thence S89°56'44" E, a distance of 373.70 feet to the west line of the East 1/2 of the SE 1/4 of said Section 30; thence N07°11'47" E, along the said west line, 659.69 feet to the Point of Beginning.

**CONTAINING:** 11.78 acres and being subject to a 30 foot wide ingress and egress easement being more particularly described as follows:  
Commence at the Northwest Corner of the West 1/2 of the East 1/4 of said Section 30, as marked by a 4" x 4" concrete monument #5548, thence N07°11'47" E, a distance of 191.6 feet to the south right-of-way (R/W) line of State Road 24; thence N07°27'42" E, along the said R/W line, 123.33 feet to the beginning of a curve concave to the southeast, having a radius of 697.58 feet and a central angle of 0°10'25"; thence northeasterly along the arc of said curve and the said R/W line, 149.32 feet; thence S89°58'44" E, a distance of 348.68 feet to the north line of the SE 1/4 of said Section 30; thence N89°56'44" E, along the said north line, 352.70 feet to the east line of the land described in O.R. Book 70, Page 116, Ley County Records, a distance of 348.68 feet to the north line of the SE 1/4 of said Section 30; thence N07°29'59" W, along the said north line, 352.70 feet to the east line of the land described in O.R. Book 579, Page 222, Ley County Records, thence S00°58'21" W, along the said east line, 719.04 feet; thence S89°56'44" E, a distance of 304.01 feet; thence N07°29'59" W, along the said east line, 911.9 feet to the west line of the East 1/2 of the SE 1/4 of said Section 30; thence N07°11'47" E, a distance of 642.00 feet to the end of the said easement and the 30 foot wide easement.

**POINTEES:** WITH the following described tract, (Boundary Addition No. 1)  
Part of Section 30, Township 14 South, Range 14 East, Ley County, Florida, more particularly described as follows:  
Commence at the Northwest Corner of the West 1/2 of the East 1/4 of said Section 30, as marked by a 4" x 4" concrete monument #5548, thence N07°11'47" E, a distance of 191.6 feet to the south right-of-way (R/W) line of State Road 24; thence N07°27'42" E, along the said R/W line, 123.33 feet to the beginning of a curve concave to the southeast, having a radius of 697.58 feet and a central angle of 0°10'25"; thence northeasterly along the arc of said curve and the said R/W line, 149.32 feet; thence S89°58'44" E, a distance of 348.68 feet to the north line of the SE 1/4 of said Section 30; thence N89°56'44" E, along the said north line, 352.70 feet to the east line of the land described in O.R. Book 70, Page 116, Ley County Records, a distance of 348.68 feet to the north line of the SE 1/4 of said Section 30; thence N07°29'59" W, along the said north line, 352.70 feet to the east line of the land described in O.R. Book 579, Page 222, Ley County Records, thence S00°58'21" W, along the said east line, 719.04 feet; thence S89°56'44" E, a distance of 304.01 feet; thence N07°29'59" W, a distance of 250.41 feet; thence N89°56'44" E, a distance of 304.01 feet to the Point of Beginning.

The total described parcel of land containing 11.84 acres, more or less.

**NOTES:**

- 1) Not with the signature and the original ranked seal of a Florida Licensed Surveyor and Mapper.
- 2) Additions or deletions to this survey map by other than the signing party or parties is prohibited without the written consent of the signing party.
- 3) Bearings are true unless otherwise noted and looked for this survey except as shown.
- 4) Bearings and distances are shown as field measured unless otherwise noted.
- 5) This survey has been performed without the benefit of a title search or report. A search of the Public Records was not performed by this office.
- 6) Subject to Conditions, Restrictions, Reservations, Limitations and Easements of record, if any, together with zoning and other governmental regulations.
- 7) There may be additional existing improvements on this property that have not been located nor shown.
- 8) Fences have only been field verified where indicated and are shown as straight lines between those points.
- 9) Bearings shown hereon have been based on an assumed bearing of N07°11'47" E, along the West line of the East 1/2 of the West 1/2 of said Section 30, as shown on the plat of the Boundary Addition No. 1 description, prepared by this office.
- 10) By Michael Sherman, and Surveying, except for the Boundary Addition No. 1 description, prepared by this office.

**CERTIFICATION:**

This is to certify that this map is a true and correct representation of a survey made under my responsible direction and supervision and is accurate to the best of my knowledge and belief. This survey meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 29-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Professional Surveyor and Mapper     Date: \_\_\_\_\_  
Michael Sherman, P.L.S. No. 2779  
Certificate of Authorization No. 2533

**EXHIBIT 1.** Add to boundary and set during term:  
Plat Book 292, Page 471, work completed November 30, 2022  
Plat Book 293, Page 217, work completed November 30, 2022

**BOUNDARY SURVEY**

for: Amanda Shankland  
Ley County, Florida

**MILLS BENDER ENGINEERING COMPANY**  
POST OFFICE BOX 776 • 605 EAST HAWTHAY AVENUE  
PHOENIX, (323) 485-2872 • EMAIL: mbe@mbesurvey.com  
DATE: August 11, 2022     PROJECT NO.: 2022038  
DRAWN BY: HJM     SHEET 1 OF 1

